

**Clark County 78<sup>th</sup> Street/WSU Property Concept Planning  
Sounding Board Meeting #2  
September 11, 2008  
Summary Notes**

**Sounding Board members in attendance:** Rob Freed, Clark County Historic Preservation Commission; Blair Wolfley, WSU Extension; Doug Ballou, NACCC; Nancy Funk, Master Gardener Foundation; Bruce Prengruber, Clark County Food System Council; Jim Youde, Clark County Food Bank; Doug Stienbarger, WSU Clark County Extension; Florence Wager, Parks and Recreation Commission; Sunrise O'Mahoney, Vancouver Food Co-op; Pete Dubois, Clark County Sustainability; Ila Stanek, Hazel Dell/Salmon Creek Business Association/West Hazel Dell Neighborhood Association; Sharon Kenoski, area neighbor; Todd Horenstein, Vancouver Public Schools; and Mark Stephan, WSUV.

**Consultant staff present:** Jeanne Lawson and Adrienne DeDona, JLA.

**Clark County staff present:** Mark McCauley, General Services Director.

**Members of the public:** Karen Palmer, Master Gardener Foundation; Barbara Anderson, NSCNA and NACCC; George Simpson, Clark County Assessors Office; and Michael McCabe, Clark County Sheriff's Office.

**Agenda Overview & Introductions:**

Jeanne Lawson kicked off the meeting with an overview of the agenda and a quick round of introductions.

The group approved the meeting summary from the last meeting that they received via e-mail.

Jeanne mentioned that at the last meeting a lot of items were uncovered, including the introduction of the Food Bank proposal that was put on hold by the Board of County Commissioners.

Jeanne has met with the other two Clark County Commissioners that are not directly involved with the project to brief them on the project and the public involvement process. Part of her discussion with the Commissioners was related to the guiding principles.

**Guiding principles discussion:**

The guiding principles were discussed by the group and further revised to reflect the following:

**Principles:**

To achieve the county's purpose for the site, the following principles will guide decisions.

- Celebrate our agricultural heritage
- Interpret Clark County and WSU's presence at the site.
- Showcase and promote sustainable and commercial agricultural practices
  - Secure, local, seasonal, organic, biodynamic farming, and permaculture
- Support agricultural research that supports sustainable farming practices
- Enhance community wellness and inspire community life-long learning
- Promote community volunteerism
- Integrate activities and resources that provide community access

Reflect a sound fiscal policy in decision- matters.

**Group Protocols:**

Jeanne reviewed the revised protocols with the group. The following sentence was added to the protocols following the last meeting:

- Sounding Board Members may designate an alternate attend meetings in their absence.

The group agreed to the revised protocols.

**Community Center discussion:**

Jeanne stated that during her discussions with the two Commissioners, one of them wanted to know what it was about a community center that people desired for this site. The following summarizes the group discussion that occurred related to the community center:

- Since the last meeting, have spoken to other groups and the main concern is that there isn't a proper master plan for the site. An architect should be hired to conduct a large public process/design symposium.
- Some were interested in hosting a fundraising event to refurbish the existing building on the site to turn it into some type of community center (library or learning center).
- Would like to see the property a 'working farm' for someone to live and work on for community demonstration purposes. This would bring the community in.
- Area crime is driven by wandering teens. There is no strong draw for those children. They might participate in other activities if they were available.
- Access is an issue for a stand-alone community center.
- There is a need for community meeting space. There are no meeting rooms in Hazel Dell.
- Caution against a skatepark or any similar type of facility.
- There is a need for a 'cop shop'.
- Daycare for the young and old is supported.
- A community nurse station is needed.
- Trapecidero Club – dance night.
- A senior center for the aging community is needed.
- Some type of intergenerational center. Collaborative between young and old but centered on agriculture.

Doug Ballou brought up that a community-wide survey was conducted around 1999 or 2000 in an effort to determine if a community center was needed, where it was go and what elements were desired.

Possible sites for a community center were:

- Near VGSAA/Klineline park
- 78<sup>th</sup> Street Building
- Ultimately drew the conclusion that it would have to be fronted on 78<sup>th</sup> Street if on the WSU property. When a community survey was conducted in the past, a pool was a key factor that the public expressed desire for. Since that time the Metro Parks District was passed and development of 35 parks has begun. This has alleviated some of the need for parks and playfields.
- What is proposed for this site would be done anywhere else because of the history of this site. The community needs to be involved and to understand why the concept fits for the site.
- Because of the property's potential diverse use, there is a strong need for a larger public process.

**Public Involvement Process:**

Jeanne gave an overview of the public involvement process for the project which is slated to include the following aspects:

- Stakeholder interviews (completed)
- Refine the concept plan and the guiding principles with the sounding board prior to going to the broader general public
- Broader public involvement through open houses and online survey
- Master planning process will take place after the public has provided input on the concept plan.

**Concept Plan discussion:**

The group further discussed their thoughts on the development/refinement of the property concept plan. The following summarizes the discussion:

- Bruce Prengruber, Food Systems Council, would like to present a vision that the Food Systems Council has developed for the group's consideration. The vision's basic premise is to teach the value of nutritious food and to learn how to grow it or farm. The site is a valuable resource from an agricultural perspective. It also presents an opportunity to have a food bank facility; to distribute food and an education based agricultural center with a place for the community to gather.
- Some have had the perception that this concept will only benefit a few special interest groups, but that may not be the case.
- Sustainability and food systems includes everyone. This concept is seen as a place that people of all ages could be involved.
- Water Quality restoration and riparian areas could be potential public learning opportunities through demonstration projects – could connect to food production.
- Should add some type of education angle to each element in the concept plan.
- Hazel Dell Park could be enhanced through this process and be integrated with the concept plan.
- Could come up with alternative concepts for the property (more than one for consideration).
- A surface water demonstration concept tied to agriculture is a possibility to explore (similar to the former lettuce fields on 18<sup>th</sup> and Andresen).
- There should be a multi-modal path/trail on the property.
- There should be a place for the Master Gardeners to continue to operate and utilize greenhouse space. Their community education and fundraising functions benefit the broader community. They need new, better greenhouses on the property.
- There is a desire to have a working farm for public demonstration purposes.
- Teaching agriculture, commercial farming and personal farming (raised beds, etc.) is important. Programs could be expanded/enhanced using interns. Having a challenge program (ropes course) on the site could attract people and generate revenue.
- Community, conservation, commerce are all important elements.
- Having a restaurant tied to the local food production to generate revenue for the site is a good idea.
- Food being the central concept of the site is a good idea – everybody eats.
- The existing buildings should be restored and used for educational purposes.
- The architectural integrity of the existing buildings should be preserved if kept and enhanced for future uses.
- Extending Hazel Dell Park might alleviate need for access in other areas of the property.
- An intergenerational focus goes hand-in-hand with promoting volunteerism.

- Core purpose should be producing crops.
- Area accessibility is important. There should be a connection between 68<sup>th</sup> and 78<sup>th</sup> Streets. 68<sup>th</sup> Street needs safety improvements to be walkable.
- Access and design should be focused on compatibility between uses.
- Preserve heritage and quality farmland.
- Educate all generations.
- Think about ways to expand Hazel Dell Park in other ways, such as down into the wetland areas and other areas that are not prime agricultural areas.
- Public Safety and protection of the public investment is important.
- This could be part of a system of destinations for outdoor community learning due to the loss of the outdoor school program.
- Educational focus could be a complete agricultural cycle (growing, harvesting, cooking). The site could model how to grow food at home and give back to the community through the Food Bank.
- Integrate some type of research element to assist local farmers.
- Locating the Vancouver Food-Co-op on the site would provide an opportunity for local farmers to sell produce to the community.
- With area Community Supported Agriculture (CSA) facilities full, this further demonstrates the need for local agriculture.

**Public Comment:**

None.

**Meeting Adjourned:**

The meeting was adjourned at approximately 8:10 p.m.

The next Sounding Board Meeting will be scheduled via e-mail with the group. Mark Stephan, WSUV stated a preference for dates other than the second Thursday of the month.